

Responder no.:**REDACTED COMMENTS*****Disclaimer:***

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FEEDBACK STARTS BELOW:

KS5 opportunities for vehicle and pedestrian access to the KS5 part of the Spencer's Farm Site. The original proposal was to access a development of 50-60 dwellings on the Spencer's Farm land off the A3057 Stockbridge Road close to, but opposite the access into the cemetery. After submitting detailed proposals of the access to the highway authority based on a design, its precise location on a topographic survey base, results of a traffic and speed survey and road accident data, the highway authority accepted the principal of an access in this location. The access would include various items to mitigate the impact of the proposal (extension of the speed limit, additional footway, improved access to the cemetery etc.).

The Parish Council are currently preparing a Neighbourhood Development Plan and a Landscape and Visual Impact Assessment has been undertaken of all potential development sites within the village. These assessments have concluded that development of the land close to the A3057 (the "top" field, identified as KS4) would be unacceptable and only the lower part of the Spencer's Farm site (identified as KS5) could be acceptable.

KS5 is considered suitable for about 12 dwellings. This report considers there are three options for access to the site known as KS5, namely

- a) use the previously proposed access off the A3057 with landscaping to make the access road less intrusive
- b) off Muss Lane
- c) off Winchester Road

Option A - access off the A3057 Stockbridge Road

Technically this is a feasible option. The access would involve the loss of a short section of the existing hedgerow along the south side of the A3057, but none of the existing trees nor the hedgerow along the northern side would be affected and new hedgerow planting could be introduced, so when viewed from a distance, say the Clarendon Way, the "notch" would be virtually indistinguishable. The access road would not be lit, it could be landscaped and could follow a curved alignment. Its impact would be limited.

There are traffic benefits from adopting this alternative as new traffic would not be fed directly into the centre of the village. Similarly during construction all large goods vehicles would only need to use the A3057 and not any of the small village roads.

Option B - use of Muss Lane

Even to access a relatively small number of dwellings (say 12) Muss Lane is NOT suitable as a vehicle access to a new development. The reasons are as follows:

Muss Lane is narrow and curved and has no footway. Therefore any vehicle travelling along it cannot see an oncoming vehicle and stop in a location that enables vehicles to pass. All pedestrians have to walk along the centre of the road. There is no opportunity to widen the road at the narrowest locations as existing housing occurs on either side.

The junction with Winchester Road near the Corner Stores is awkward and poorly aligned. Frequently there are parked vehicles at this location.

The whole of Muss Lane lies within the Conservation Area, so even if road widening and improvement were possible it would be out of character with the existing character of the area.

All construction traffic would have to use Muss Lane to access the site.

Option C - Access off Winchester Road

The existing land ownership of Spencer's Farm is inadequate to provide a new access onto Winchester Road over land they control. Therefore land to the north-east of Spencer's Farm would have to be included. That raises the issue of deliverability as that landowner may not wish to see a new access road over their land.

Subject to suitable land acquisition, there would be no technical objection to a new access east of Spencer's Farm as Winchester Road is straight and subject to a 30mph speed restriction. The existence of the stream / ditch running alongside Winchester Road means that clear visibility of 2.4m x 57m can be achieved in either direction. A short access bridge over the stream will be required but the recent approval of a new dwelling on land adjoining Manor Farm House (ref: 16/012866/FULLS) shows that there is no in-principle objection to a deck above the stream from the Environment Agency.

Pedestrian Access from KS5 towards the village centre could follow a number of routes. These are; a) onto Muss Lane, b) along Public Footpath 14 to Muss Lane (this is currently unsurfaced and muddy, but subject to HCC Countryside approval could be improved), c) a new link along the bottom of KS4 into the recreation ground and hence in Nutchers Drove.

Other options - we are aware of the recent (January 2018) approval for a new detached dwelling on land at the rear of Riverside Gardens (ref 17/03021/FULLS), this site being contiguous with one corner of the KS5 land. However, we do not consider the proposed means of access is capable of being improved to make it suitable to serve a further 12 dwellings.